

110 TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A SPECIAL MEETING OF THE **HISTORIC PRESERVATION COMMITTEE** OF THE TOWN OF LOS GATOS FOR FEBRUARY 2, 2005, HELD IN THE TOWN COUNCIL CHAMBERS, 110 E MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 5:30 P.M. by Chair Pacheco

ATTENDANCE

Members Present: Kendra Burch (5:40), Bob Cowan, D. Michael Kane Tom O'Donnell and Len Pacheco
Staff Present: Sandy Baily, Associate Planner
Vu Nguyen, Assistant Planner

ITEM 1: **WELCOME NEW REPRESENTATIVE FROM THE PLANNING COMMISSION**

Pacheco introduced the new Planning Commission representative.

ITEM 2: **419 SAN BENITO AVENUE AKA 18 MONTGOMERY STREET**

The Committee considered a request to remove these structures from the Historic Resources Inventory. Pacheco moved to remove the structures from the Town Historic Resources Inventory based on the following findings:

1. The buildings are not associated with any events that have made a significant contribution to the Town.
2. No significant persons are associated with the site.
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
4. Does not yield information important to the Town's history.

O'Donnell seconded, motion passed unanimously. Appeal rights were cited.

ITEM 3: **216 ALMENDRA AVENUE**

The Committee considered a request to install a dormer window on a residence in the Almond Grove Historic District. Cowan moved to approve the request with the following conditions:

1. The window and dormer shall be centered over the garage.
2. The final plans shall incorporate the gutter and down spouts.
3. The window shall be wood. No snap in grids or grids inside the window is permitted. Simulated true divided lites are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl clad windows are not permitted.
4. All window trim, window finish detail, corner boards, soffits, eaves, millwork and any other detail shall match existing.

Kane seconded, motion passed unanimously. Appeal rights were cited. Staff informed the applicant that the approval was contingent upon approval of an application for a second story addition.

Burch arrived.

ITEM 4: **99 FOSTER ROAD**

The Committee considered a request to demolish a pre-1941 single family residence. Kane moved to recommend approval of the demolition to the Development Review Committee based on the following findings to support that the house has no historic significance:

1. The building is not associated with any events that have made a significant contribution to the Town.
2. The site has been in the family for over 100 years and no significant persons are associated with the site.
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.
4. Does not yield information important to the Town's history.
5. The house has significantly deteriorated and appears to be in a hazardous condition.

Burch seconded, motion passed unanimously.

ITEM 5. **105 UNIVERSITY AVENUE**

The Committee considered a request to construct a first and second story addition which will result in a technical demolition and new house and approval to construct an accessory structure with reduced setbacks and that exceeds the allowed lot coverage on a nonconforming lot. The Committee stated that they could support the request for a demolition. The Committee expressed the following concerns for the proposed house:

1. Overall mass, and the mass of the gable ends.
2. Window scale and shapes are inconsistent.
3. The front setback should match the rhythm of the other residences on the street.

Pacheco moved to continue the matter. Cowan seconded, motion passed unanimously.

Pacheco stated for the record that he lives within 500 feet of the next application and he recused himself from the meeting.

ITEM 6. **40 HERNANDEZ AVENUE**

The Committee considered a request to convert an existing lower level as habitable space and to add onto the upper level to a pre-1941 single family residence. Kane moved to find that the work proposed did not classify as a demolition based on the footprint of the historical portion of the house, pursuant to Town Code and recommended approval of the request with the following conditions:

1. Siding material shall be real wood, not a composite, laminated or fabricated wood

- product.
2. All windows and doors shall be wood. No snap in grids or grids inside the windows are permitted. Simulated true divided lites are acceptable (ie: one glass pack with grids applied by manufacturer to inside, outside and between glass), to read as a true divided lite window. Vinyl clad windows are not permitted.
 3. All window trim, window finish detail, corner boards, soffits, eaves, millwork and any other detail shall match existing

Cowan seconded, motion passed unanimously.

Pacheco returned to meeting.

ITEM 7: **OTHER BUSINESS**

- a. 367 Los Gatos Blvd - The Committee considered a preliminary request for a residential development at this site. The Committee identified the following issues to assist the applicant.
 - The rhythm of the street is important.
 - The proposed corner lot should be more prominent with house style and setback to bring back the character of grand homes on the Blvd.
 - Garages should be at the rear.
 - Houses need to be sympathetic with the main historic house and the neighborhood.
 - Landscaping should not block the view of the house to be maintained.
- b. Chair and Vice-Chair appointments - Cowan moved to nominate Pacheco as Chair and Burch as Vice-Chair. Kane seconded, motion passed unanimously.
- c. Pre-1941 Design Guidelines - Baily informed the Committee on the status.
- d. CLG Workshop - The workshop was briefly discussed.
- e. Future workshop - Baily stated that the State is interested in having a workshop in Los Gatos, and will consider a segment on alternative building materials.
- f. Standard conditions - Discussed possible additions to the conditions and formatting at meeting.

ITEM 6: **STATUS OF PREVIOUS APPLICATIONS**

Baily informed the Committee on the status of previous applications.

ITEM 7: **APPROVAL OF MINUTES**

The minutes from the meeting of January 5, 2005 were passed unanimously.

ITEM 8: **ADJOURNMENT**

The meeting was adjourned at 7:40 P.M. to the next regularly scheduled meeting of March 2, 2005.

Prepared by:

Approved by:

Sandy L. Baily, Associate Planner

Len Pacheco, Chair

N:\DEV\HPCminutes\2005\2-2-05.wpd